

01395 222350

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Guide Price £450,000

26 St Andrews Road, Exmouth, EX8 1AR



- Well Presented & Spacious Terraced House • Level Walk To Town Centre, Train Station, Seafront & Marina • Updated By The Current Vendors In 2016 • Gas Central Heating & uPVC Double Glazing
- Ground Floor Cloakroom, 25' Living Room • Modern Fitted Kitchen / Dining Room • 4 First Floor Bedrooms & Modern Fitted Bathroom • Level Rear Garden, Detached Garage To Rear



Accommodation

Ground Floor

uPVC double glazed front entrance door leading to:

Entrance Porch

Electric meter and trip switch fuse box. Original wooden door with stained glass pane and matching window above leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wooden flooring. Smoke alarm. Inset ceiling lights. Doors leading to living room, kitchen / dining room and:

Cloakroom

Modern fitted white suite of low level WC and pedestal wash hand basin. Tiled splash backs.

Living Room 25'7" (7.8m) Max x 12'3" (3.73m)

Living Area 12'10" (3.91m) x 12'3" (3.73m)

uPVC double glazed window to front. Focal point of fitted coal effect gas fire, within a fireplace, having a marble back and hearth with a wooden mantle and surround. Radiator. Ornate ceiling coving. Open arch leading to:

Sitting Area 12'2" (3.71m) x 10'7" (3.23m)

uPVC double glazed French doors leading to rear garden. Radiator.

Kitchen / Dining Room 22'5" (6.83m) x 8'9" (2.67m)

Dual aspect having uPVC double glazed windows to rear and side. uPVC double glazed external door to side leading to rear garden. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Space and plumbing for dishwasher. Electric cooker point with filter hood above. Integrated fridge and freezer. Integrated washing machine. Radiator. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Inset ceiling lights.

First Floor

Half Landing

Obscure uPVC double glazed window to side. Radiator. Access to loft storage space. Inset ceiling lights. Doors leading to bedroom 2 and bathroom. Staircase rising to:

Landing

Access to insulated loft space. Inset ceiling lights. Smoke alarm. Doors leading to 3 bedrooms.

Bedroom 1 12'3" (3.73m) x 10'7" (3.23m)

uPVC double glazed window to front. Cast iron ornate fireplace feature. Radiator.



Bedroom 2 11'4" (3.45m) Plus Recess x 8'10" (2.69m)

uPVC double glazed window to rear. Radiator. Inset ceiling lights.

Bedroom 3 12'3" (3.73m) x 10'6" (3.2m)

uPVC double glazed window to rear. Radiator.

Bedroom 4 8'11" (2.72m) x 5'6" (1.68m)

uPVC double glazed window to front. Radiator.

Bathroom 10'6" (3.2m) x 5'3" (1.6m)

2 obscure uPVC double glazed windows to side. Modern fitted, 4 piece white suite comprising of a panelled bath with mixer tap, corner shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan. Inset ceiling lights.



Externally

To the front of the property is a level, enclosed Courtyard with rendered wall boundaries and footpath leading to the front entrance door.

Rear Garden

The rear garden, also has ease of maintenance in mind. There is a lovely decking area immediately adjacent to the property, with outside lighting, being an ideal spot for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Outside water tap. Useful brick storage shed. Brick wall boundaries. Rear pedestrian access via timber garden gate. Within the rear garden is:



Detached Garage 19'0" (5.79m) x 12'11" (3.94m)

Electrically operated roll up and over door to front. uPVC double glazed external door side leading to rear garden and uPVC double glazed window adjacent. Power and light connected. The garage was built in 2019.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band C

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification



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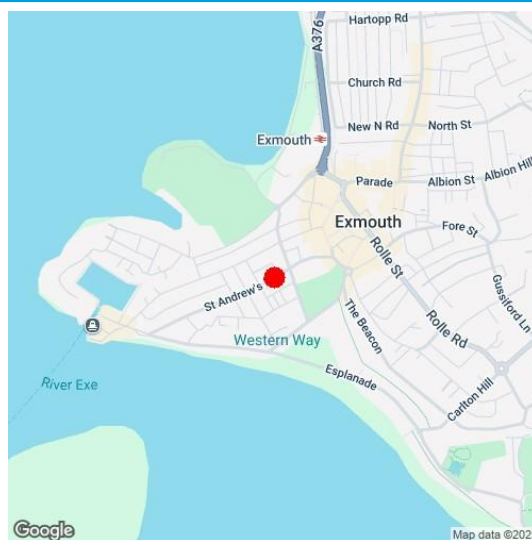
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Directions

From our prominent Town Centre office, on foot, proceed across Rolle Street and up High Street to the roundabout. Walk through Manor Gardens and across over Imperial Road into St Andrews Road. Continue down St Andrews Road and the property can be found on the right hand side.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.

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